089.A	0005	0002.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	968,400	/	968,400
USE VALUE:	968,400	/	968,400
ASSESSED:	968,400	/	968,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	KALAMATIANOS JOHN & KATHARINA
Owner 2:	
Owner 3:	
Street 1:	2 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PADIR HALIL & KAREN TEGAN -
Owner 2:	-
Street 1:	2 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2000, having primarily Clapboard Exterior and 3973 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	964,900	3,500		968,400
Total Card	0.000	964,900	3,500		968,400
Total Parcel	0.000	964,900	3,500		968,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 243.75 /Parcel: 243.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 240660

GIS Ref

GIS Ref

Insp Date 08/20/18

!14718!

PREVIOUS ASSESSMENT

Parcel ID 089.A-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	964,900	3500	.		968,400		Year end	12/23/2021
2021	102	FV	947,200	3500	.		950,700		Year End Roll	12/10/2020
2020	102	FV	929,600	3500	.		933,100	933,100	Year End Roll	12/18/2019
2019	102	FV	908,700	3600	.		912,300	912,300	Year End Roll	1/3/2019
2018	102	FV	822,600	3600	.		826,200	826,200	Year End Roll	12/20/2017
2017	102	FV	732,900	3600	.		736,500	736,500	Year End Roll	1/3/2017
2016	102	FV	730,400	3600	.		734,000	734,000	Year End	1/4/2016
2015	102	FV	582,800	3700	.		586,500	586,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:31:41

LAST REV

Date	Time
06/21/19	09:38:37
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14718

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PADIR HALIL &	57050-138		6/27/2011		585,000	No	No		
CONNEELY MARTIN	37084-502		11/18/2002		485,000	No	No		

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/2019	389	Redo Bat	9,000	C				
4/25/2018	490	Heat App	4,000	C				
4/11/2018	402	New Wind	9,730	C				
10/25/2011	1350	Manual	1,800	C				install 2 new head

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	Measured	DGM	D Mann
3/14/2013	Meas/Inspect	JBS	JOHN S
3/6/2001	Inspected	PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7503																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2000	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	56.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	7.4 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7.4 %

CALC SUMMARY

Basic $ / SQ:	250.00
Size Adj.:	0.65101939
Const Adj.:	1.00999999
Adj $ / SQ:	164.382
Other Features:	60591
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1041976
Depreciation:	77106
Depreciated Total:	964869

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	240.00
Special Features:	0	Val/Su Net:	242.86
Final Total:	964900	Val/Su SzAd	242.86

SKETCH

UnSketched SubAreas:
GLA: 3973,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	3,973	164.380	653,091

Net Sketched Area:	3,973			Total:	653,091
Size Ad	3973	Gross Area	3973	FinArea	3973

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 089.A-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	260	G	GD	2000	15.38	T	11.4	102			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:	Total: 3,500

IMAGE

AssessPro Patriot Properties, Inc